



METROLIST

**Sales**



## ***NEW BRA AFFORDABLE RESALE LISTING!***

**80 Broad Street #709  
Waterfront**

**1 bed / 1 bath with 596 square feet  
MLS # 71950827  
Condo Fee: \$218**

**ASKING PRICE:  
\$283,438**

**First showings at Open House:  
Saturday, January 23rd  
12:00 to 1:15pm**



Boston Redevelopment Authority Resale one bedroom condo at the Folio! This condo has it all: central AC, concierge, extra storage, hardwood floors, stainless

steel appliances, washer / dryer and convenient access downtown. This unit is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application.

1 buyer must make BETWEEN \$55,150 and \$68,950  
2 people must make BETWEEN \$63,050 and \$78,800.

Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$100,000 in assets. The asset limit does not include most kinds of retirement money, and education savings.

**Interested in buying your first home or affordable condo?  
Don't know where to start?**

**I Am Boston's Number #1 Agent On Affordable Resale Condos!**

**[Contact me!](#)**





***NEW LISTING!***

**120 Manthorne Road #1  
West Roxbury  
2 bed / 1 bath with 995 square feet  
Condo Fee: \$142**

**Listed For:  
\$345,000**

**OPEN HOUSE  
SUNDAY, NOVEMBER 22ND  
1:00PM - 2:30PM**

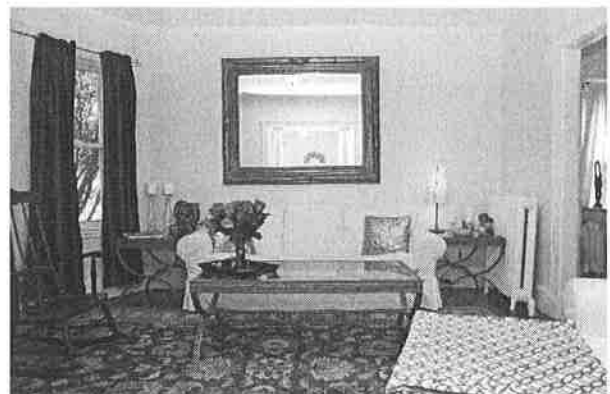
Welcome home to lovely 2 bedroom condo in a fantastic location. Tastefully decorated with hardwood fir floors and an eat-in kitchen with maple cabinets and a gas range. Each bedroom has a ceiling fan and large closets. There are 2 deeded parking spaces and a nicely fenced in back yard. Ample storage in the basement and a private washer-dryer which will stay with the home. Finally a condo that is pet friendly, too. Move in condition.

First showings at Open House Sunday, November 22nd 1:00pm to 2:30pm.

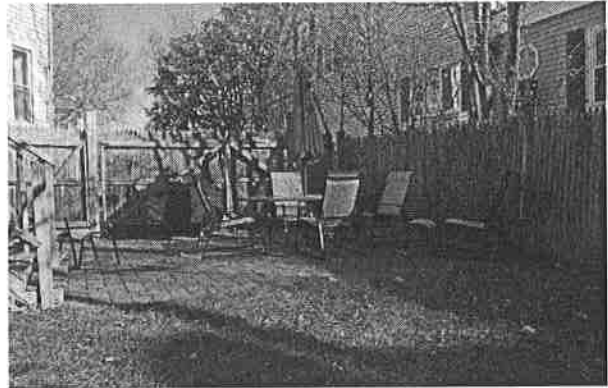
**Interested in buying your first home ?**

Don't know where to start?

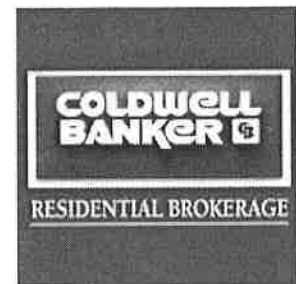
Contact me!







Rich Hornblower  
Coldwell Banker  
137 Newbury Street



Boston, MA 02116  
(617) 694-0091  
[Rich.Hornblower@NEMoves.com](mailto:Rich.Hornblower@NEMoves.com)

**STAY CONNECTED WITH ME**



**UPCOMING LOTTERY:  
\$374,000 3-BEDROOM, 1.5 BATHROOM  
SINGLE FAMILY HOME, WEST ROXBURY**



Completely renovated  
New windows  
New energy-efficient furnace  
Hardwood floors throughout  
Eat-in kitchen  
Driveway  
Great neighborhood  
Easy access to commuter rail  
Close to parks and shopping



**Interested? To qualify for inclusion in the lottery, you must:**

1. Be a 1st time homebuyer who has completed an approved homebuyer education course prior to closing;
2. Have a minimum household size of two (2) persons;
3. Meet income and asset requirements.

**MAXIMUM HOUSEHOLD INCOME**

2 person: \$78,800    3 person: \$88,650  
4 person: \$98,500    5 person: \$106,400    6 person: \$114,250

Mortgage, deed, owner-occupancy, Boston residency, household size preference, and other restrictions apply. Requirements are subject to change.

**Buyer will be selected by lottery.**

Interested homebuyers must apply to the Neighborhood Homes Initiative (NHI). Applications are accepted on a rolling basis; however, to be included in the 77 Dwinell lottery you must submit a complete application with all required documentation by April 6, 2016.

**Applications are available in person at the Boston Home Center, 26 Court Street, Boston, MA; on-line at [www.bostonhomecenter.com](http://www.bostonhomecenter.com); or can be requested by calling 617-635-4663.**

**77 Dwinell Street Lottery deadline is April 6, 2016**

City of Boston  
Mayor Martin J. Walsh



Department of  
Neighborhood  
Development





***NEW DND AFFORDABLE RESALE LISTING!***

**700 Harrison Avenue #211  
South End**

**1 bed / 1 bath with 665 square feet**

**MLS # 71895381**

**Condo Fee: \$241**

**ASKING PRICE:**

**\$227,165**

**OPEN HOUSE:**

**Saturday, January 9th**

**1:00-2:15pm**





This Department of Neighborhood Development Affordable resale condo includes: central AC, stainless steel appliances, and hardwood floors. This unit is subject to DND approval of buyer's eligibility application.

- 1 buyer must make under \$48,800 to purchase the unit.
- 2 household members must make under \$55,800.
- 3 household members must make under \$62,750.
- 4 household members must make under \$69,700.

Please ask for eligibility for up to 8 household members. Income levels are per year. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions.

**Interested in buying your first home or affordable condo?  
Don't know where to start?**

**I Am Boston's Number #1 Agent On Affordable Resale Condos!**

**[Contact me!](#)**



**Rich Hornblower**  
Coldwell Banker  
137 Newbury Street



Boston, MA 02116  
(617) 694-0091  
[Rich.Hornblower@NEMoves.com](mailto:Rich.Hornblower@NEMoves.com)



# **MLS # 71937557 - Active** **Condo - Mid-Rise**

**156 Porter St - Unit 122**  
**Boston, MA : East Boston**  
**02128-2122**

List Price: **\$261,566**

## **Suffolk County**

Unit Placement:

Total Rooms: **2**

Unit Level: **1**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes -**

**Common**

Handicap Access/Features:

Directions: **Near Airport Blue Line Station.**

## **Remarks**

**This Boston Redevelopment Authority Resale one bedroom loft condo has it all: central AC, loft bedroom, deeded parking spot, common roof deck, common club room, hardwood floors, stainless steel appliances, over-sized windows and convenient access to Logan airport & Blue Line. Plus a bonus loft space that can be built out! This unit is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 buyer must make under \$55,150 and 2 people under \$63,050. Buyer must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in assets. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. First showings Sunday, December 6th 12:00-1:15pm.**

## **Property Information**

Approx. Living Area: **779 sq. ft. (\$335.77/sq. ft.)**

Approx. Acres: **0.02 (715 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:

Living Area Source: **Other**

Cool Zones: **Central Air**

**1 Deeded**

Living Area Disclosures:

Levels in Unit: **1**

Disclosures:

## **Complex & Association Information**

Complex Name: **Porter 156**

Units in Complex: **225** Complete:

Units Owner Occupied:

Source:

Association: **Yes** Fee: **\$149**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Reserve Funds**

Special Assessments: **Unknown**

## **Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

### **Features**

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, T-Station**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Assoc. Security: **Intercom**

Basement: **No , --**

Beach: **Yes**

Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

### **Other Property Info**

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1910/**

Year Built Source: **Public**

**Record**

Year Built Desc: **Approximate**

Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No, --**

Year Round:  
Short Sale w/Lndr.App.Reg: **No**  
Lender Owned: **No**

#### Tax Information

Pin #: **W:01 P:04164 S:054**  
Assessed: **\$218,100**  
Tax: **\$762** Tax Year: **2015**  
Book: **39006** Page: **205**  
Cert: **00015608**  
Zoning Code: **n/a**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [REDACTED] (617) 266-4430**  
Listing Agent: **Richard Hornblower [REDACTED] (617) 694-0091**  
Team Member:  
Sale Office:  
Sale Agent:

#### Compensation

Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **n/a**  
Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **First showings Sunday, December 6th 12:00-1:15pm. Please call 617 694 0091 to discuss eligibility.**

#### Firm Remarks

**Birds are not allowed as pets. Tax estimate based upon FY15 released by Boston. Accepted offer will then have to include proper filled out BRA application, 2 years tax returns, all financial information and 2 paystubs. More info may also be required. Please discuss eligibility with clients.**

#### Market Information

Listing Date: **12/2/2015**  
Days on Market: Property has been on the market for a total of **13** day(s)  
Expiration Date: **3/31/2016**  
Original Price: **\$261,566**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **13** day(s)  
Office Market Time: Office has listed this property for **13** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

#### Market History for 156 Porter St U:122, Boston, MA : East Boston 02128

MLS #	Date			DOM	DTO	Price
71937557	12/2/2015	Listed for <b>\$261,566</b>	Richard Hornblower	13		\$261,566
<b>Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St. (BB2054)</b>				<b>13</b>		
<b>Market History for this property</b>				<b>13</b>		

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## MLS # 71933613 - Price Changed Condo - Low-Rise

**330 Meridian St - Unit 5**  
**Boston, MA : East Boston**  
**02128-1656**

List Price: **↓ \$239,000**



**Suffolk County**

Unit Placement: **Top/Penthouse**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes -**

**Common**

Handicap Access/Features:

Directions: **Google Map.**

### Remarks

Department of Neighborhood Development Affordable resale condo in the heart of the East Boston. Condo includes: washer / dryer, water views extra storage and is close to the Blue Line! This unit is subject to DND approval of buyer's eligibility application. 1 buyer must make under \$48,800 to purchase the unit. 2 household members must make under \$55,800. 3 household members must make under \$62,700. 4 household members must make under \$69,700. Please inquire about eligibility requirements up to 8 people, or see attached sheet. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. The asset limit does not include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer.

### Property Information

Approx. Living Area: **942 sq. ft. (\$253.72/sq. ft.)**

Approx. Acres: **0.02 (942 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Hot Water Baseboard**

Parking Spaces: **0 On Street Permit**

Living Area Source: **Other**

Cool Zones: **None**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Proper pre-approval letter from a qualified lender must be submitted with offer as not all companies can write these mortgages. DND affordable resale at 80% of medium income limits. See attached DND income/asset documents. Tax estimate based upon FY15 released by Boston. You can not rent this unit.**

### Complex & Association Information

Complex Name:

Units in Complex: **5** Complete: **Yes**

Units Owner Occupied: **5**  
Source:

Association: **Yes** Fee: **\$266**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance**

Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
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#### Features

Area Amenities: **Public Transportation, Shopping, Park**

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**

Assoc. Security: **Intercom**

#### Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Basement: **Yes**, --  
 Beach: **Yes**  
 Management: **Professional - Off Site**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **Yes, Harbor**

Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **2006/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

#### Tax Information

Pin #: **W:01 P:03649 S:020**  
 Assessed: **\$198,600**  
 Tax: **\$526** Tax Year: **2015**  
 Book: **40797** Page: **270**  
 Cert: **00135379**  
 Zoning Code: **n/a**  
 Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**  
 Listing Agent: **Richard Hornblower [X] (617) 694-0091**  
 Team Member:  
 Sale Office:  
 Sale Agent:

#### Compensation

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **n/a**  
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: --

Special Showing Instructions: **Please call 617-694-0091. First showing are at Open House Saturday 1:00pm to 2:15pm.**

#### Firm Remarks

**Please review income & asset restrictions with your client before showing request. Note: per the DND the commission is paid on top of the sales price. Not from the gross sale price. Please inquire. Buyer(s) can never have owned ANY property.**

#### Market Information

Listing Date: **11/17/2015**

Days on Market: Property has been on the market for a total of **28** day(s)

Expiration Date: **4/30/2016**

Original Price: **\$249,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **28** day(s)

Office Market Time: Office has listed this property for **28** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

**Market History for 330 Meridian St U:5, Boston, MA : East Boston 02128**

MLS #	Date			DOM	DTO	Price
71933613	11/17/2015	Listed for <b>\$249,000</b>	Richard Hornblower			\$249,000
	12/13/2015	Price Changed to: <b>\$239,000</b>	Richard Hornblower	28		\$239,000
<b>Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St. (BB2054)</b>				<b>28</b>		
<b>Market History for this property</b>				<b>28</b>		

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MLS # 71933842 - Active  
Condo - Mid-Rise



424 Massachusetts Ave - Unit 101  
Boston, MA : South End 02118-3505  
Suffolk County  
Unit Placement: **Street**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Avail: **Yes - Private**  
Handicap Access/Features:  
Directions: **Mass Ave., North of Columbus**

List Price: **\$380,818**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **1f 0h**  
Master Bath:  
Fireplaces: **0**

Remarks

\*\*\* BRA Affordable Housing Program Resale -- 120% AMI \*\*\* Subject to household size based income restrictions at application/closing (1 person: \$82,750; 2: \$94,550; 3:\$106,400; 4: \$118,200), family asset limitation of \$100,000 (excluding retirement) and owner occupancy requirement. If you qualify, this is an amazing deal for a modern (building is ~10 years old) high end condo in the South End for only \$380k. Stainless kitchen, hardwood in living areas, high end appliances and fixtures, 2 bedrooms, small balcony.

Property Information

Approx. Living Area: **850 sq. ft. (\$448.02/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Unit Floor Plan**  
Living Area Disclosures: **from city records**  
Disclosures: **BRA deed restrictions on resale limiting price increase to 5% per year, requiring a qualified buyer and disallowing rentals.**  
Approx. Acres: **0.02 (850 sq. ft.)**  
Heat Zones: **Forced Air**  
Cool Zones: **Central Air**  
Garage Spaces: **0 --**  
Parking Spaces: **0 On Street Permit**  
Levels in Unit: **1**

Complex & Association Information

Complex Name:  
Association: **Yes** Fee: **\$370 Monthly**  
Assoc. Fee Inclds: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Air Conditioning, Reserve Funds**  
Special Assessments: **No**  
Units In Complex: **10** Complete: **Yes**  
Units Owner Occupied: **Source:**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, T-Station**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom**  
Basement: **No, --**  
Beach: **No**  
Docs in Hand: **Master Deed, Unit Deed, Floor Plans**  
Exterior: **Brick**  
Exterior Features: **Balcony**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Terms: **Other (See Remarks)**  
Waterfront: **No**  
Water View: **No, --**

Other Property Info

Adult Community: **No**  
Elevator: **Yes**  
Disclosure Declaration: **No**  
Exclusions: **Washer & Dryer is not included in the price.**  
Facing Direction: **West**  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: **Warranty Features:**  
Year Built/Converted: **2004/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr.App.Reg: **No**  
Lender Owned: **No**

Tax Information

Pin #: **W:09 P:00731 S:012**  
Assessed: **\$356,500**  
Tax: **\$4317** Tax Year: **2015**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **CC**  
Map: **Block: Lot:**

Office/Agent Information

Listing Office: **Cambridge Capital Advisors (617) 964-1031**  
Listing Agent: **David Harellick (617) 398-0123**  
Team Member: **David Harellick (617) 398-0123**  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent, Appointment Required, Other (See Special Showing Instructions)**  
Showing: Facilitator: **Call List Agent, Appointment Required, Other (See Special Showing Instructions)**  
Special Showing Instructions: **Showing to be scheduled after evidence of loan pre-approval and income qualification**

Compensation

Sub-Agent: **Not Offered**  
Buyer Agent: **0.84%**  
Facilitator: **0%**  
Compensation Based On: **Net Sale Price**

Firm Remarks

Due to the nature of the program, the commission share available is limited. Buyer's broker should negotiate with their buyer for the amount they need beyond what is offered. No additional commission charged by a buyer's broker may be included in the sales price.

Market Information

Listing Date: **11/16/2015**  
Days on Market: **Property has been on the market for a total of 16 day(s)**  
Expiration Date:  
Original Price: **\$380,818**  
Off Market Date:  
Sale Date:

Listing Market Time: **MLS# has been on for 16 day(s)**  
Office Market Time: **Office has listed this property for 16 day(s)**  
Cash Paid for Upgrades:  
Seller Concessions at Closing:



## Affordable Single Family House Opportunity

1A Drayton Avenue, Dorchester



**Price:** \$280,000

**Square Feet:** 1,588

**Bedrooms:** 3

**Bathrooms:** 1 Full/1 Half

**Taxes:** \$3,120.75 (2015)

*\*Does not include residential tax exemption. 2015 Boston Residential Exemption was \$1,879.53.*

## Affordable Single Family House Opportunity

Do not miss out on this 1,588 Square Feet Single Family 3 bedroom with parking!

This floor plan offers 3 levels of living. The 1st floor Includes a large eat in kitchen with granite island, ideal for cooking! Off the kitchen is the living room and half bathroom.

The second floor includes two bedrooms and full bathroom. Upstairs on the 3rd floor offers a large bedroom and expansive walk-in closet.

1 parking space included.

This is not a condo, so there is No Condo Fees!

### Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

### Asset Limit: \$75,000

Does not include retirement,  
Includes gift money and real estate

## Affordable Condo Opportunity

735 Harrison Avenue #W102, South End



**Price:** \$269,900

**Square Feet:** 997

**Bedrooms:** 1

**Bathrooms:** 1 Full

**Condo Fee:** \$397

(includes heat, hot water, sewer, master insurance, elevator, snow removal, refuse removal)

**Taxes:** \$3,051.72 (2015)

### Rare BRA Artist Affordable Loft

This is a very cool designed building located in the heart of South End.

This 997 Square Foot loft offers an expansive floor plan, includes soaring ceilings and large windows which brings in a lot of natural light. There are many possibilities in setting up the living space, the main selling point of any loft!

Other details include: walk in California Closets, washer/dryer, modern polished cement floors. Minutes to SOWA Open Market and Farmers Market, South End great restaurants, and the new South End Whole Foods.

#### Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

#### Asset Limit: \$75,000

Does not include retirement,

Includes gift money and real estate

***Must be a BRA certified artist to purchase***

MLS # 71879924 - New  
Condo - Townhouse



241 Norfolk St - Unit D  
Boston, MA : Dorchester 02124-3340  
Suffolk County  
Unit Placement: Street  
Unit Level: 1  
Grade School:  
Middle School:  
High School:  
Outdoor Space Avail:  
Handicap Access/Features:  
Directions: Morton to Norfolk or Washington to Norfolk

List Price: \$199,000

Total Rooms: 5  
Bedrooms: 2  
Bathrooms: 1f 1h  
Master Bath:  
Fireplaces: 0

#### Remarks

This is a great opportunity for a first time home buyer to purchase a renovated town house. The property features an updated kitchen, renovated baths, new flooring finished basement, updated electrical and new wall to wall carpeting in the bedrooms. This property is income restricted home ownership opportunity. Buyer must be owner occupant and meet 80% income restriction guidelines. Ask agent for details or see MLS attachments.

#### Property Information

Approx. Living Area: 1321 sq. ft. (\$150.64/sq. ft.)  
Living Area Includes:  
Living Area Source: Other  
Living Area Disclosures:  
Disclosures: 80% AMI Income and resale restriction

Approx. Acres: 0.03 (1482 sq. ft.)  
Heat Zones: Electric  
Cool Zones: 0 None

Garage Spaces: 0 --  
Parking Spaces: 0 On Street Permit  
Levels in Unit: 3

#### Complex & Association Information

Complex Name:  
Association: Yes Fee: \$269.67  
Assoc. Fee Incls: Water, Sewer, Master Insurance, Road Maintenance, Landscaping, Snow Removal  
Special Assessments: No

Units in Complex: 38 Complete:

Units Owner Occupied: 29 Source: 76%

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Family Room:	B	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Laundry:	B	--	--

#### Features

Area Amenities: Public Transportation, Public School  
Basement: Yes , Full, Finished  
Beach: No  
Construction: Frame  
Exterior: Vinyl  
Hot Water: Electric  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: City/Town Sewer  
Water Utilities: City/Town Water  
Waterfront: No

#### Other Property Info

Disclosure Declaration: No  
Exclusions:  
Laundry Features: In Unit  
Lead Paint: None  
UFFI: Warranty Features:  
Year Built/Converted: 1988/  
Year Built Source: Public Record  
Year Built Desc: Actual  
Year Round:  
Short Sale w/Lndr.App.Req: No  
Lender Owned: No

#### Tax Information

Pin #: W:17 P:01640 S:066  
Assessed: \$115,400  
Tax: \$1397 Tax Year: 2015  
Book: 54311 Page: 285  
Cert: 028538  
Zoning Code: RES  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: Boston Trust Realty Group (617) 674-2077  
Listing Agent: Robert L. Nichols Jr. (617) 448-5112  
Team Member:  
Sale Office:  
Sale Agent:  
Listing Agreement Type: Exclusive Right to Sell  
Entry Only: No  
Showing: Sub-Agent: Sub-Agency Relationship Not Offered  
Showing: Buyer-Agent: Call List Office, Other (See Special Showing Instructions)  
Showing: Facilitator: --  
Special Showing Instructions: Email - Lydia@BTRealtyGroup.com

#### Compensation

Sub-Agent: Not Offered  
Buyer Agent: 2.25%  
Facilitator: 0  
Compensation Based On: Net Sale Price

#### Market Information

Listing Date: 7/27/2015  
Days on Market: Property has been on the market for a total of 1 day(s)  
Expiration Date:  
Original Price: \$199,000  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for 1 day(s)  
Office Market Time: Office has listed this property for 1 day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:



# CUE REALTY

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 CUE Realty (License No. 9917)  
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 Roxbury, Massachusetts 02119

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8 Photos

**MLS # 71867717 - Active  
 Single Family - Attached**

**101 Hamilton** List Price:  
**Street - Unit 101 \$289,900**  
**Boston, MA :  
 02125**

**Suffolk County**

Style: **Colonial** Color:  
 Total Rooms: **5** Bedrooms: **3**  
 Full/Half/Master Fireplaces: **0**  
 Baths: **1/1/No** Middle  
 Grade School: School:  
 High School:  
 Directions: **Clarkston to  
 Hamilton**

**Remarks**

**Affordable single family attached home in City of Boston under \$300K. Max resale price determined by City of Boston. Subject to deed and income restrictions. Enjoy three levels of living, high ceilings in basement which can be used as a family room, playroom, or office. This townhouse-style single family home with 3 sun filled bedrooms boasting ample closet space and attic storage. Fenced yard with off-street parking, eat-in kitchen, with a comfortable master bedroom. Must be a first time home buyer at 80% AMI. Sale subject to City of Boston approval.**

**Property Information**

Approx. Living Area: <b>1273 sq. ft.</b>	Approx. Acres: <b>0.06</b> <b>(2826 sq. ft.)</b>	Garage Spaces: <b>0 --</b>
Living Area Includes:	Heat Zones: <b>Forced Air</b>	Parking Spaces: <b>2 Tandem, Paved Driveway</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>None</b>	Approx. Street Frontage:
Living Area Disclosures: Disclosures: <b>City of Boston approval required. Income restrictions. Deed restrictions apply.</b>		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**

Area Amenities: **Public Transportation,  
 Shopping, Public School**  
 Basement: **Yes Full**  
 Lender Owned: **No**  
 Short Sale With Lender Approval Required: **No**  
 Beach: **No**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Lot Description: **Corner**  
 Road Type: **Public**  
 Terms: **Other (See Remarks)**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Exclusions: **Tenants personal  
 property**  
 Home Own Assn: **No**  
 Lead Paint: **None, Unknown**  
 UFFI: **No** Warranty Available:  
 Year Built: **1991** Source:  
**Public Record**  
 Year Built Description:  
**Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$223,600**  
 Tax: **\$2813** Tax Year: **2014**  
 Book: **41943** Page: **33**  
 Cert:  
 Zoning Code: **RES**



**MLS # 71911112 - Active  
Condo - Mid-Rise**

**735 Harrison Ave - Unit W203** List Price: **\$296,243**
**Boston, MA : South End**
**02118-2344**
**Suffolk County**

Unit Placement:

Total Rooms: **3**

Unit Level: **2**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail:

Handicap Access/Features:

Directions: **On Harrison Ave.**
**Remarks**

**Amazing Artist Certified Boston Redevelopment Authority Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, large windows through out, and central AC. The Art Block artist gallery located in complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to \$48,800, 2 people \$55,800, 3 people up to \$62,750 and 4 people up to \$69,700 combined. Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. Buyer(s) MUST be a BRA certified artist. See attached forms.**

**Property Information**

Approx. Living Area: **984 sq. ft. (\$301.06/sq. ft.)**

Approx. Acres: **0.02 (984 sq. ft.)**

Garage Spaces:  
**0 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:  
**0 On Street Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

**Disclosures: DND affordable resale condo. Buyer must be artist certified through the BRA. Tax estimate based upon FY15 released by Boston. Not all banks /credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer.**

**Complex & Association Information**

Complex Name:

Units in Complex: **55** Complete:

Units Owner  
Occupied:  
Source:

Association: **Yes** Fee: **\$427 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Special Assessments: Yes - \$43 - The imposed temporary fee increase RO \$427 (i.e. the temp increase May 2015 of \$43) will end when the board of trustees meets again at end of the year to go over the 2016 Budget.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**

**Area Amenities: Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, University**

**Other Property Info**

**Disclosure Declaration: No Exclusions:**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Assoc. Security: **Intercom**  
 Basement: **No, --**  
 Beach: **No**  
 Management: **Professional - Off Site**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**

Lead Paint: **Unknown**  
 UFFI: **Warranty Features:**  
 Year Built/Converted: **2006/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:  
 Short Sale  
 w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

#### Tax Information

Pin #: **W:08 P:01361 S:082**  
 Assessed: **\$252,000**  
 Tax: **\$1172** Tax Year: **2015**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **n/a**  
 Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [REDACTED] (617) 266-4430**  
 Listing Agent: **Richard Hornblower [REDACTED] (617) 694-0091**  
 Team Member:  
 Sale Office:  
 Sale Agent:

#### Compensation

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **n/a**  
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please read listing and attached forms before asking questions on BRA Artist certification.**

#### Firm Remarks

**After an offer is accepted the buyer will be given BRA application that must be completed within a few days for submission to the BRA. Please view the following link before asking questions.**  
<http://www.bostonredevelopmentauthority.org/housing/artist-housing/artistspace-housing-overview>

#### Market Information

Listing Date: **9/28/2015**

Days on Market: Property has been on the market for a total of **29** day(s)

Expiration Date: **3/31/2016**

Original Price: **\$296,243**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **29** day(s)

Office Market Time: Office has listed this property for **29** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:


**MLS # 71912841 - Active  
Condo - Mid-Rise**
**113 Sumner St - Unit 65  
Boston, MA : East Boston  
02128-2318**

List Price: **\$268,650**
**Suffolk County**

Unit Placement:

Total Rooms: **3**

Unit Level: **6**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **No**

Handicap Access/Features:

Directions: **Entrance on the harbor/waterfront side on the back of Sumner Street.**
**Remarks**

**Fantastic Boston Redevelopment Authority Moderate Income East Boston Waterfront Resale! 6th floor 1 bedroom / 1 bath condo includes: professionally-managed elevator building, 30-unit condo assoc., harbor views, h'wood floors, spacious bedroom, w & d hook ups, master insurance, & heat/hot water. Central AC & immediate access to the Maverick Blue Line stop. Close to the YMCA, Greenway and other great Eastie restaurants and parks. Sale is subject to BRA approval of buyer's eligibility (1 member household up to \$82,750 & 2 member h'hold up to \$94,550.) Buyer must not own any other property, and must use this condo as their primary residence. Buyer(s) must have under \$75,000 in liquid assets (not including most retirement accounts & education savings) & must obtain mortgage financing. After purchase, owners are encouraged to become as financially successful as possible! Please inquire for other eligibility restrictions prior to showing. Sorry...no dogs allowed in building. .**

**Property Information**

Approx. Living Area: **671 sq. ft. (\$400.37/sq. ft.)**

Approx. Acres: **0.02 (671 sq. ft.)**

Garage Spaces:  
**0 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:  
**0 On Street Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

**Disclosures: Tax estimate based upon FY15 released by Boston. Not all banks / credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer. No dogs allowed in building.**

**Complex & Association Information**

Complex Name:

Units in Complex: **30** Complete:

Units Owner  
Occupied:  
Source:

Association: **Yes** Fee: **\$411 Monthly**

Assoc. Fee Inclds: **Heat, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Air Conditioning**

Special Assessments: **Unknown**
**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Marina, Public School, T-Station**
**Other Property Info**

Disclosure Declaration:

**No**

Exclusions:

Appliances: **Range, Dishwasher, Refrigerator**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No , --**

Beach: **Yes**

Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **Yes, Harbor**

Water View: **Yes, Harbor**

Lead Paint: **Unknown**

UFFI: **Warranty**

Features:

Year Built/Converted:

**2004/**

Year Built Source: **Public Record**

Year Built Desc:

**Approximate**

Year Round:

Short Sale

w/Lndr.App.Reg: **No**

Lender Owned: **No**

#### Tax Information

Pin #: **W:01 P:05402 S:356**

Assessed: **\$190,400**

Tax: **\$426** Tax Year: **2015**

Book: **38150** Page: **1**

Cert: **00130588**

Zoning Code: **n/a**

Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**

Listing Agent: **Richard Hornblower [X] (617) 694-0091**

Team Member:

Sale Office:

Sale Agent:

#### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **n/a**

Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please call 617 694 0091 for showings and to discuss buyer eligibility.**

#### Firm Remarks

**Note per the BRA the commission is paid on top of the sales price to equal the accepted offer price. Not from the gross price. Please inquire. Please make sure your clients qualify prior to showing requests. Buyer(s) can never have owned any property.**

#### Market Information

Listing Date: **10/1/2015**

Days on Market: Property has been on the market for a total of **181** day(s)

Expiration Date: **1/31/2016**

Original Price: **\$275,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **75** day(s)

Office Market Time: Office has listed this property for **75** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:



**Market History for 113 Sumner St U:65, Boston, MA : East Boston 02128**

MLS #	Date			DOM	DTO	Price
71859243	6/17/2015	Listed for <b>\$299,999</b>	Ryan Persac			\$299,999
	7/20/2015	Price Changed to: <b>\$285,000</b>	Ryan Persac			\$285,000
EXT	8/31/2015	Status Changed to: <b>Extended</b>	Henry Faaland			
EXP	10/1/2015	Status Changed to: <b>Expired</b>	System	106		
<b>Market History for Otis &amp; Ahearn - 84 Atlantic (NB1579)</b>				<b>106</b>		
➤ <b>71912841</b>	10/1/2015	Listed for <b>\$275,000</b>	Richard Hornblower			\$275,000
	11/23/2015	Price Changed to: <b>\$268,650</b>	Richard Hornblower	75		\$268,650
<b>Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St. (BB2054)</b>				<b>75</b>		
<b>Market History for this property</b>				<b>181</b>		

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**MLS # 71943970 - Active  
Condo - Mid-Rise**

**735 Harrison Ave - Unit W202** List Price: **\$289,000**

**Boston, MA : South End  
02118-2344**

**Suffolk County**

Unit Placement: **Back**

Total Rooms: **3**

Unit Level: **2**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **1**

Outdoor Space Avail:

Handicap Access/Features:

Directions: **On Harrison Ave.**

**Remarks**

**Boston Redevelopment Authority Certified Artist Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, washer/dryer, Culligan water filtration system and central AC. The Art Block artist gallery is located in the complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to \$48,800, 2 people \$55,800, 3 people up to \$62,750 and 4 people up to \$69,700 combined. Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. Buyer(s) MUST be a BRA certified artist. See attached form.**

**Property Information**

Approx. Living Area: **959 sq. ft. (\$301.36/sq. ft.)**

Approx. Acres: **0.02 (959 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:

**0 On Street  
Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Must be a BRA certified artist to purchase this property. Technically, loft without a bedroom.**

**Complex & Association Information**

Complex Name: **Artblock**

Units in Complex: **55** Complete:

Units Owner

Occupied: Source:

Association: **Yes** Fee: **\$397**

Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds**

Optional Fee: **\$** Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

Special Assessments: **Unknown**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**

Assoc. Security: **Intercom**

Basement: **No , --**

Beach: **No**

**Other Property Info**

Disclosure Declaration: **No**

Exclusions: **Cabinets that are not built in.**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**

Year Built/Converted: **2006/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

#### **Tax Information**

Pin #: **W:08 P:01361 S:080**  
 Assessed: **\$252,000**  
 Tax: **\$1172** Tax Year: **2015**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **n/a**  
 Map: Block: Lot:

#### **Office/Agent Information**

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [R] (617) 266-4430**  
 Listing Agent: **Richard Hornblower [R] (617) 694-0091**  
 Team Member:  
 Sale Office:  
 Sale Agent:

#### **Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **n/a**  
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please read listing and attached forms before asking questions on BRA Artist certification.**

#### **Firm Remarks**

**After an offer is accepted the buyer will be given BRA application that must be completed within a few days for submission to the BRA. Please view the following link before asking questions.**  
**<http://www.bostonredevelopmentauthority.org/housing/artist-housing/artistspace-housing-overview>**

#### **Market Information**

Listing Date: **12/30/2015**  
 Days on Market: Property has been on the market for a total of **13** day(s)  
 Expiration Date: **5/31/2016**  
 Original Price: **\$289,000**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **13** day(s)  
 Office Market Time: Office has listed this property for **13** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing: